

In re:
Seaton Investments, LLC
Debtor

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Dec 20, 2024

User: admin
Form ID: pdf042

Page 1 of 4
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 22, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 22, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 20, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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Christopher Crowell	on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhlaw.com
David B Shemano	on behalf of Creditor AIRE Ancient Baths Los Angeles LLC dshemano@shemanolaw.com
Derrick Talerico	on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Interested Party Susan Halevy dtalerico@wztslaw.com maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Interested Party Daniel Halevy dtalerico@wztslaw.com maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor SLA Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor Colyton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor Negev Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor Seaton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Garrick Vanderfin	on behalf of Creditor Korth Direct Mortgage Inc. gvanderfin@polsinelli.com zyoung@Polsinelli.com;ladocketing@polsinelli.com
Gerrick Warrington	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Broadway Loan SPE LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway real estate income fund gwarrington@frandzel.com achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company gwarrington@frandzel.com, achase@frandzel.com
Jacqueline L James	on behalf of Interested Party Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacqueline L James	on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacquelyn H Choi	on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR jacquelyn.choi@rimonlaw.com docketingsupport@rimonlaw.com
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
Jennifer C Wong	on behalf of Creditor Wells Fargo Bank N.A. bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com
Kelly L Morrison	on behalf of U.S. Trustee United States Trustee (LA) kelly.l.morrison@usdoj.gov
Michael G Fletcher	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC mfletcher@frandzel.com, sking@frandzel.com
Michael G Fletcher	on behalf of Creditor Archway real estate income fund mfletcher@frandzel.com sking@frandzel.com
Michael G Fletcher	on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC mfletcher@frandzel.com, sking@frandzel.com

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on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company mfletcher@frandzel.com, sking@frandzel.com

Paige Selina Poupart

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Richard Girgado

on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR rgirgado@counsel.lacounty.gov

Robert F Conte

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Ryan Coy

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Scott R Albrecht

on behalf of Creditor First Foundation Bank salbrecht@gsaattorneys.com jackie.nguyen@sgsattorneys.com

Tanya Behnam

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Todd S. Garan

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United States Trustee (LA)

ustpreion16.la.ecf@usdoj.gov

Zev Shechtman

on behalf of Interested Party Susan Halevy Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

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Zev Shechtman

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Zev Shechtman

on behalf of Defendant Susan Halevy Zev.Shechtman@saul.com
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Zev Shechtman

on behalf of Defendant Daniel Halevy Zev.Shechtman@saul.com
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

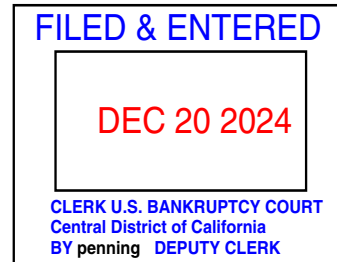
Zev Shechtman

on behalf of Interested Party Courtesy NEF Zev.Shechtman@saul.com
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Zev Shechtman

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zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

TOTAL: 61



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

In re:
SEATON INVESTMENTS, LLC, et al.,

Debtors and Debtors In
Possession.

☒ Affects All Debtors.

☐ Affects Seaton Investments, LLC

☐ Affects Colyton Investments, LLC

☐ Affects Broadway Avenue Investments, LLC

☐ Affects SLA Investments, LLC

☐ Affects Negev Investments, LLC

☐ Affects Alan Gomperts

☐ Affects Daniel Halevy

☐ Affects Susan Halevy

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ and
2:24-12076-VZ

Chapter 11

**ORDER TO APPEAR TO EXPLAIN WHY CASES
SHOULD NOT BE DISMISSED**

Hearing Date: January 30, 2025

Time: 11:00 a.m.

Location: 255 E. Temple St. Ctrm 1368
Los Angeles, CA 90012

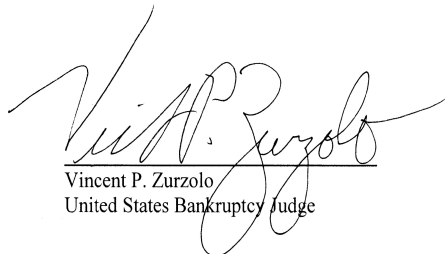
By Order (Docket #82) entered on May 30, 2024, this Court ordered that a hearing on a motion for approval of adequacy of disclosure statement take place on December 12, 2024, at 11:00 a.m. On June 18, 2024, Debtor filed its initial Disclosure Statement and Plan (Docket #107), then on October 31, 2024, Debtor filed its First Amended Disclosure Statement (Docket #267). Debtor's initial and first amended disclosure statements were both deficient. Debtor

1 subsequently filed, then voluntarily dismissed, a Motion to Approve Adequacy of Disclosure
2 Statement (see Docket #s 306 and 349).

3 Based on the foregoing IT IS ORDERED that Debtor show cause why the above-
4 captioned bankruptcy cases (the "Cases") should not be converted or dismissed pursuant to 11
5 U.S.C. §1112 on the above-captioned date and time in Courtroom 1368 of the Roybal Federal
6 Building located at 255 E. Temple St., Los Angeles, CA 90012.

7 IT IS FURTHER ORDERED that any Response must be filed fourteen (14) calendar
8 days before the above captioned hearing date. The Response must be served on the United
9 States Trustee and a Judge's Copy delivered to Chambers on the same date. Failure to file a
10 response to this Order to Appear and Explain may result in dismissal of the Cases.

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25 Date: December 20, 2024

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Vincent P. Zurzolo
United States Bankruptcy Judge